176.0	0010	0009.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	608,000 / 608,000
					USE VALUE:	608,000 / 608,000
					ASSESSED:	608,000 / 608,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		WILBUR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GILCHRIST VERNON & LORI
Owner 2:	
Owner 3:	
Street 1:	56 WILBUR AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PIERCE JEFFREY D & DEBORAH -
Owner 2:	-
Street 1:	56 WILBUR AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,784 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Wood Shingle Exterior and 1833 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3784.000	234,100	400	373,500	608,000
Total Card	0.087	234,100	400	373,500	608,000
Total Parcel	0.087	234,100	400	373,500	608,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 331.73 | /Parcel: 331.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 119213

GIS Ref

GIS Ref

Insp Date 06/15/18

PREVIOUS ASSESSMENT

Parcel ID 176.0-0010-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	234,100	400	3,784.	373,500	608,000	608,000	Year End Roll	12/18/2019
2019	101	FV	200,100	400	3,784.	368,100	568,600	568,600	Year End Roll	1/3/2019
2018	101	FV	200,100	400	3,784.	282,800	483,300	483,300	Year End Roll	12/20/2017
2017	101	FV	200,100	400	3,784.	266,800	467,300	467,300	Year End Roll	1/3/2017
2016	101	FV	200,100	400	3,784.	245,400	445,900	445,900	Year End	1/4/2016
2015	101	FV	187,300	400	3,784.	229,400	417,100	417,100	Year End Roll	12/11/2014
2014	101	FV	187,300	400	3,784.	211,300	399,000	399,000	Year End Roll	12/16/2013
2013	101	FV	187,300	400	3,784.	211,300	399,000	399,000		12/13/2012

!13846!

PRINT

Date	Time
12/11/20	03:44:31

LAST REV

Date	Time
10/07/19	08:56:14
jorourke	
13846	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PIERCE JEFFREY	1548-173	1	8/28/2019		711,000	No	No		
BYSTRICKY PAVEL	1165-165		12/19/1996		227,900	No	No		Y

USER DEFINED

Prior Id # 1:	119213
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/17/2002	361	Re-Roof	4,227	C				
4/6/2000	234	Alterati	3,000	C				2X10 SIDE ENTRYWAY

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2019	SQ Returned	JO	Jenny O
6/15/2018	Meas/Inspect	BS	Barbara S
10/25/2008	Meas/Inspect	189	PATRIOT
8/23/2001	Permit Visit	PM	Peter M
12/22/1999	Meas/Inspect	243	PATRIOT
7/19/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3784		Sq. Ft.	Site		0	70.	1.41	6									373,465						373,500	

Total AC/HA: 0.08687 | Total SF/SM: 3784 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 373,465 | Spl Credit | Total: 373,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99594003
Adj $ / SQ:	141.175
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	318105
Depreciation:	83980
Depreciated Total:	234125

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

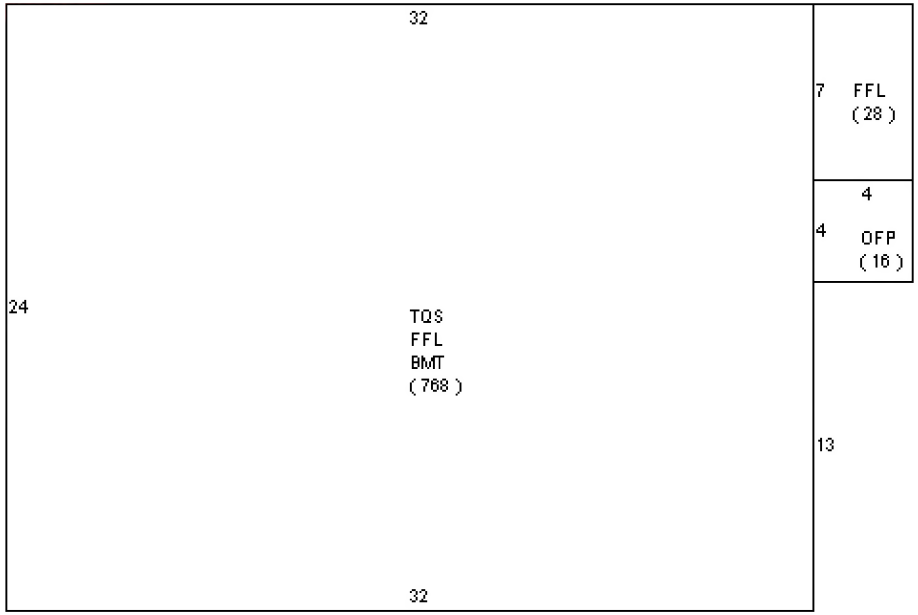
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	141.17
Special Features:	0	Val/Su Net:	108.58
Final Total:	234100	Val/Su SzAd	170.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	796	141.170	112,375
BMT	Basement	768	58.870	45,212
TQS	3/4 Story	576	141.170	81,317
OFP	Open Porch	16	43.820	701

Net Sketched Area:	2,156			Total:	239,605
Size Ad	1372	Gross Are	2348	FinArea	1833

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 176.0-0010-0009.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X12	A	AV	1960	4.85	T	40.8	101			400			400
2	Frame Shed	D	Y	1	4X8	A	AV	2006	0.00	T	10.4	101						

More:	N	Total Yard Items:	400	Total Special Featues:	Total: 400